
Site Address:	Hollyhill House, 50A Hollybank Lane, Emsworth, PO10 7UE		
Proposal:	Single storey rear and side extension.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00461	Expiry Date:	18/07/2023
Applicant:	Mr and Mrs Shapley		
Agent:	Ms Ella Pope	Case Officer:	Selina Donophy
	Pope Stevens Architecture		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a two storey, detached dwellinghouse located on the north side of Hollybank Lane, Emsworth. This property has a pitched roof with a garage/ car port to the side. The property is set back from the road with a driveway and lawn area towards the front. Towards the rear is a garden. The area is residential in character.

2 Planning History

01/61456/002 - Crown reduce a Beech tree at 50A Hollybank Lane within Group 1 subject to TPO 862., PERM,04/02/2002

95/61456/000 - New pitched roof to garage with canopy to front, construction of pitched canopy to rear of dwelling., PERM,08/01/1996

APP/12/00857 - Reduce height of 1No. Beech by 1m and laterals by 1m to previous pruning points; within Group Order 1 of TPO 0862. , PERM,04/10/2012

APP/16/01275 - Crown reduce 1No. Beech by 1.5m overall and remove lowest limb on south west sector, within Group G1, subject to TPO 0862., PERM,06/01/2017

APP/22/01214 - Removal and replacement of existing garage and new single storey extension., WD,03/04/2023

APP/23/00460 - Proposed lawful development certificate for demolition of existing garage and utility room and constructions of single storey side and rear extension. , PERM,

3 Proposal

Single storey rear and side extension.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 High Quality Design

DM8 Conservation, Protection and Enhancement of Existing Natural Features

Havant Borough Local Plan (Allocations) July 2014

AL1 Presumption in Favour of Sustainable Development

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP D1 General Design Policy

ENP D2 Height Mass and Materials

ENP D3 Layout Form and Density

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

The Council seeks to protect tree coverage in the Borough, sympathetically incorporating existing features into the overall design of the scheme including measures taken to ensure their continued survival.

The application has submitted a Tree survey and report (Beechdown reference B/0420/23) that provides appropriate measures to protect the trees on the site.

The proposed works are not considered to have a significant detrimental impact on the overall amenity value of the trees and the Tree survey and report (Beechdown reference B/0420/23) does not indicate that any pruning works will be required to any of the trees on site. However, if pruning works were required to trees subject to G1 of TPO 0862, a separate application would need to be submitted to the local authority for consideration, as they have not been listed in the application as necessary to implement the planning permission in full.

If the officer were minded to grant permission for the application, tree protection measures detailed in the Tree survey and report (Beechdown reference B/0420/23) should be secured by condition and the application would be in accordance with Policy CS16 and DM8 of the Havant Core Strategy (2011).

Recommended Condition:

Approval subject to the following condition:

Tree protection measures:

The development hereby permitted shall only be carried out in accordance with the Tree survey and report (Beechdown reference B/0420/23).

Reason: To ensure the continuity of amenity value afforded by the trees in question and in accordance with policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

Councillor Grainne Rason

No comment received

Councillor Lulu Bowerman

No comment received

Councillor R Kennett

No comment received

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Trees

- (i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

- (ii) Appropriateness of design and impact on the character of the area

7.3 This proposal has been amended following its initial submission with the garage now set off away from the side boundary towards the rear. It is noted this application follows a withdrawn application due to case officer concerns raised in regards to potential impact on neighbour amenity. The differences between that proposal and this proposal include the set off/ reduction in depth of the garage extension as well as changes to the roof form although the eaves would remain below 3 metres in height . The proposal comprises a single storey rear extension which would form a utility room/

wc / garage extension which would be connected to the original rear wall of the property and in itself would not require planning permission excepting the flat roof element. To the west side of that would be an extension forming a dining room which would be served by bi-fold doors to the west elevation and would have a hipped roof. As noted above the garage would be extended to the side.

- 7.4 Overall the extensions as proposed are considered to be in keeping with the host dwelling in terms of the style and scale and could be readily accommodated within the plot without resulting in overdevelopment. Proposed materials would match existing.
- 7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) as well as policies D1, D2 and D3 of the Emsworth Neighbourhood Plan. It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 To the east of the application site is no 50 Hollybank Lane. This property is detached and is set slightly off the shared boundary. To the rear of no 50 is a set of french doors which serve a dining room/study. It is noted that the rear garden is not particularly deep also. The proposed garage extension would be located close to the shared boundary and would project approximately 3.5 metres beyond the rear wall of no 50 . A 45 degree line has been taken from the mid point of this window and the extension would fall at around 45 degrees . Given the set off from the boundary of no 50 , the impact of the proposed garage extension is considered to be, on balance, acceptable. The proposed rear extension with the wc would fall within permitted development criteria and would not require planning permission in itself and therefore the impact of this is judged to be acceptable. It is also noted that no objection to this proposal has been received.
- 7.7 To the west of the application site is the rear of no 52 Hollybank Lane - the proposed rear extension would be located away from the shared boundary and no harm to the amenity of this property has been identified.
- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Trees

- 7.9 There are various trees within close proximity of the site and a group TPO. A tree protection plan has been provided and this has been reviewed by Havant's Arboricultural Officer . He has no objection to uphold subject to the following condition :

Tree protection measures:

The development hereby permitted shall only be carried out in accordance with the Tree survey and report (Beechdown reference B/0420/23).

Reason: To ensure the continuity of amenity value afforded by the trees in question

and in accordance with policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

8 **Conclusion**

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00461

subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Tree Survey & Report Beechdown ref: B/0420/23 March 2023		
24 Aug 2023	DPA 01 REV D	EXISTING & PROPOSED
PLANS LOCATION & ELEVATIONS		
24 Aug 2023	DPA 02 REV D	EXISTING & PROPOSED
FLOOR & ROOF		
24 Aug 2023	DAP 03 REV D	EXISTING & PROPOSED
PLANS & ELEVATIONS PLANS		

Reason: - To ensure provision of a satisfactory development.

- 3 Tree protection measures:

The development hereby permitted shall only be carried out in accordance with the Tree survey and report (Beechdown reference B/0420/23).

Reason: To ensure the continuity of amenity value afforded by the trees in question and in accordance with policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

